



# Now Leasing

## New Planned Retail Center 9,180 Square Feet

280 West Sierra Street  
Kingsburg, California

### PRIME HIGHWAY COMMERCIAL PAD

#### Neighboring Tenants:



*Longs Drugs*

*For Information Contact:*



**Troy Mathias  
Trampis Chandler  
COMMERCIAL WEST ASSOCIATES**

5 River Park Place West, Suite 110  
Fresno, California 93720

(559) 490-3600

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# Fact Sheet

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Sierra Street, Kingsburg, CA

**Location:** Sierra Street (Conejo Avenue) west of Highway 99  
Kingsburg, California

**Space Available:** 9,180 Square Feet

**Demographics:**

Radius	Population	Household Income
1 Mile	5,032	\$42,340
3 Miles	12,348	\$50,231
5 Miles	29,355	\$46,738

(source: Information Decision Systems)

**Comments:**

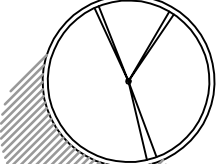
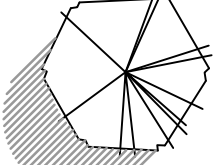

- ◀ Prime Highway Pad Opportunity
- ◀ Great Access from Sierra Street
- ◀ Delivery 2<sup>nd</sup> Quarter 2006

*For Information Contact:*

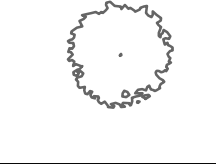
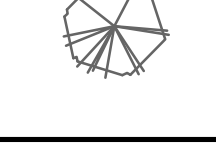
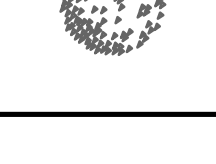
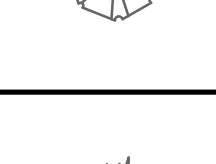
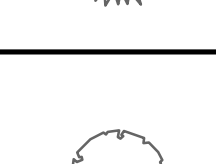
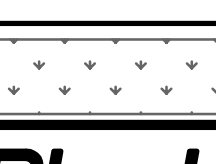
**Troy Mathias**  
**Trampis Chandler**  
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	Botanical Name	Common Name
	Pistacia Chinensis	Chinese Pistache
	Pyrus Kanakami	Flowering Pear
	Fraxinus Raynoodi	Raywood Ash

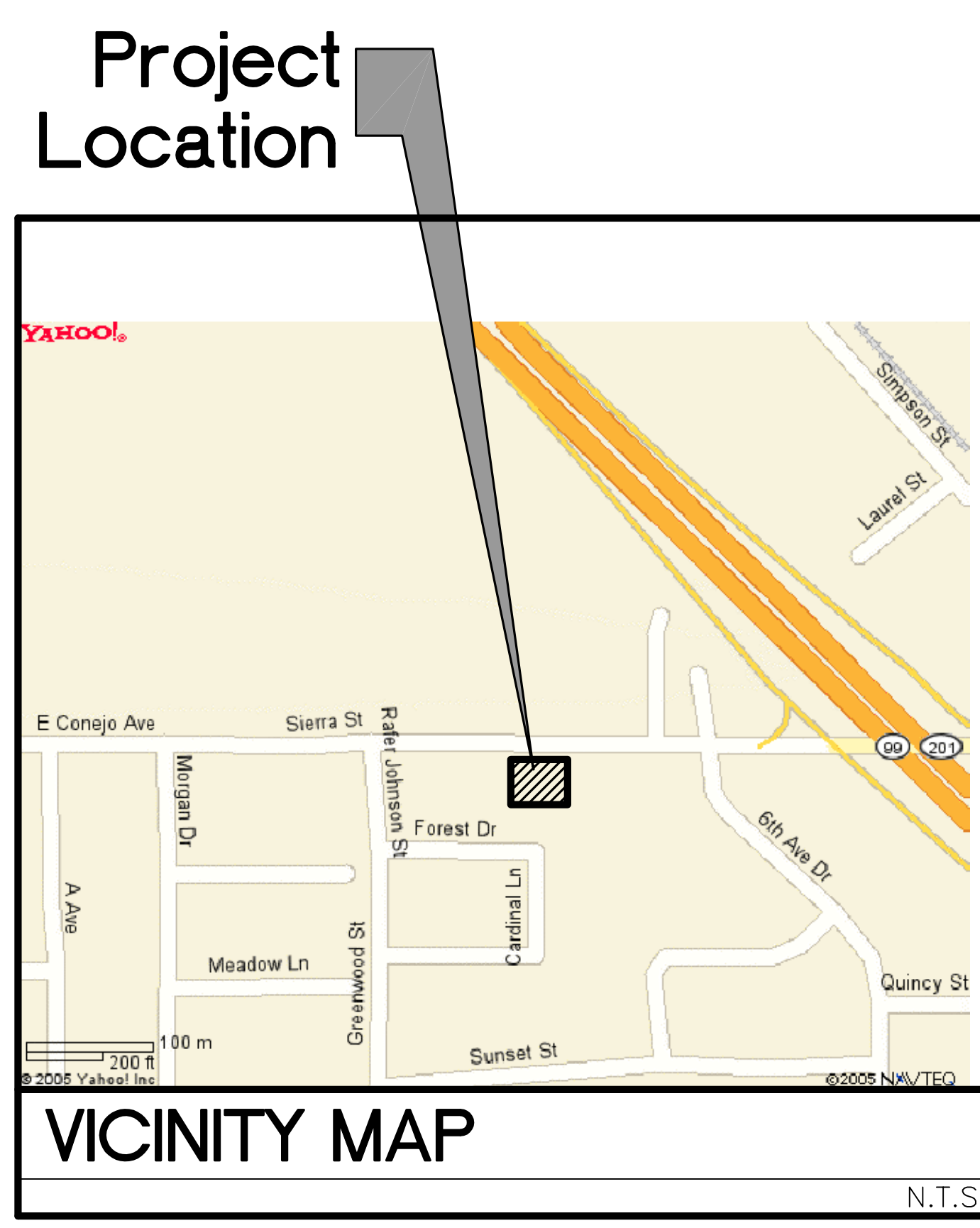
Tree Legend

	Botanical Name	Common Name
	Viburnum Tinus	Viburnum
	Ligustrum Texanum	Texas Privet
	Lavandula	English Lavender
	Raphiolepis Dwarf	Dwarf Hawthorne
	Hemerocallis Species	Daylilies 'Yellow' Brite and Tite
	Agapanthus	Dwarf Lilly of the Nile

	Plant Legend
	Fescue Lawn

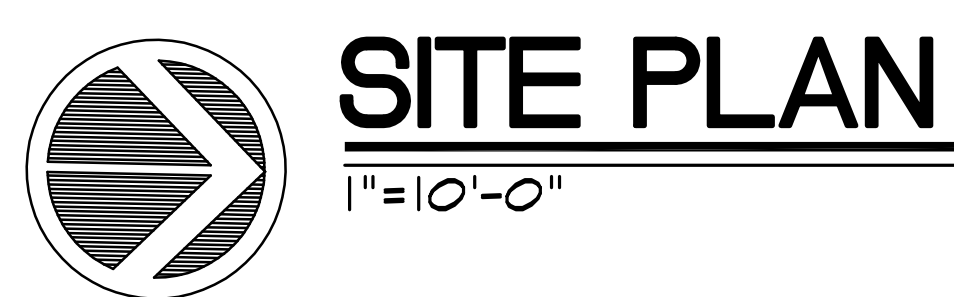
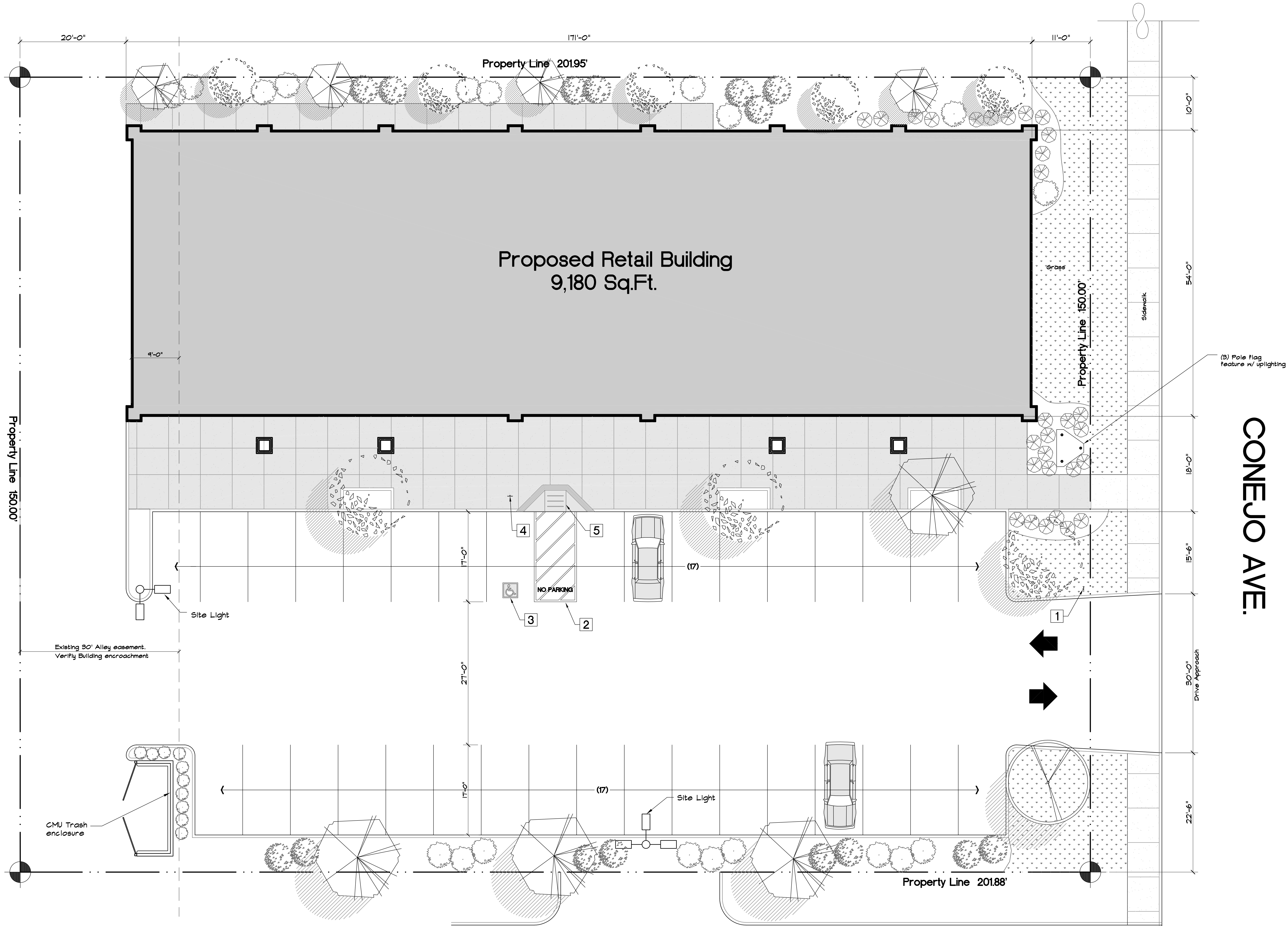
1	Accessible entrance sign. See Detail 1/A1.2
2	Accessible parking striping. See Detail 4/A1.2
3	Accessible parking symbol. See Detail 3/A1.2
4	Accessible ramp. See Detail 4/A1.2
5	Accessible parking sign. See Detail 2/A1.2

Site Plan Legend



Stall Type	Quantity
Standard - 17'-0" x 9'-0"	31
Handicap - 17'-0" x 9'-0"	1
Total	32

Parking Summary



SITE PLAN

JEFF CAZALY  
ARCHITECT  
2021 LARKIN AVENUE  
CLOVIS, CA 93612  
(559) 291-1893  
Fax: (559) 291-1893  
jeffcazaly@pacbell.net

COMMERCIAL AND  
INDUSTRIAL DESIGN

PROJECT :

PROPOSED RETAIL DEVELOPMENT  
CONEJO  
KINGSBURG, CA

CONSULTANTS:

STEREOPSIS DEMETRESCIS III  
Owner  
SD3 CONSTRUCTION  
Consultants LLC, Kingsburg  
Mobile: (559) 371-4257  
steropsis@pacbell.net

364 Peach Ave  
Clovis, CA 93612

SHEET CONTENTS :

SITE  
PLAN

REVISED :

△  
△  
△  
△

JOB NUMBER :

2005-030

LICENSED ARCHITECT  
JEFF A. CAZALY  
No. C-26460  
RENEWAL DATE  
8-31-07  
STATE OF CALIFORNIA

Designed By: J. Cazaly Scale: As noted  
Drawn By: MSE  
Checked By:  
Reviewed By:  
Date: 10-14-05 Sheet: of

A1.1



--- NOTE ---

This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

# SUBDIVIDED LAND IN POR. SEC.27, T.16 S., R.22 E., M.D.B.& M.

Tax Rate Area

6-000  
6-014  
6-023

395-13

1"=100'



Conejo Meadows, Tract No. 2416 - Plat Bk. 27, Pg. 27  
Parcel Map No. 2 - Bk. 12, Pg. 16  
Parcel Map No. 40 - Bk. 51, Pg. 58  
Parcel Map No. 45 - Bk. 55, Pg. 48  
Tract No. 3942 - P.U.D. - Plat Bk. 46, Pgs. 81 & 82  
Wristen Addition - Plat Bk. 3, Pg. 55

Assessor's Map Bk. 395 - Pg. 13  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



200 m  
1000 ft

# FULL DEMOGRAPHIC PROFILE

2000 Census, 2002 Estimates & 2007 Projections

Calculated using proportional block groups

Prepared For



Lat/Lon: 36.51781/-119.56946

August 2005

RF1

280 W. Sierra Street Kingsburg, California		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2002 Estimated Population	5,032	12,348	29,355
	2007 Projected Population	5,485	13,315	31,830
	2000 Census Population	4,857	11,979	28,407
	1990 Census Population	3,889	9,891	23,048
	Historical Annual Growth 1990 to 2002	2.4%	2.1%	2.3%
	Projected Annual Growth 2002 to 2007	1.8%	1.6%	1.7%
HOUSEHOLDS	2002 Est. Households	1,724	4,205	8,884
	2007 Proj. Households	1,859	4,490	9,432
	2000 Census Households	1,665	4,078	8,663
	1990 Census Households	1,320	3,321	7,314
	Historical Annual Growth 1990 to 2002	2.5%	2.2%	1.8%
	Projected Annual Growth 2002 to 2007	1.6%	1.4%	1.2%
AGE	2002 Est. Population 0 to 9 Years	17.5%	16.4%	18.0%
	2002 Est. Population 10 to 20 Years	17.3%	17.8%	19.2%
	2002 Est. Population 21 to 29 Years	11.4%	10.6%	12.6%
	2002 Est. Population 30 to 44 Years	22.2%	21.8%	21.3%
	2002 Est. Population 45 to 59 Years	14.9%	16.7%	14.7%
	2002 Est. Population 60 to 74 Years	9.1%	9.3%	8.5%
	2002 Est. Population 75 Years Plus	7.6%	7.4%	5.8%
	2002 Est. Median Age	31.7	33.1	29.8
MARITAL STATUS & SEX	2002 Est. Male Population	47.9%	48.8%	50.3%
	2002 Est. Female Population	52.1%	51.2%	49.7%
	2002 Est. Never Married	22.9%	23.0%	27.2%
	2002 Est. Now Married	53.3%	55.8%	51.0%
	2002 Est. Separated or Divorced	16.8%	14.7%	15.8%
	2002 Est. Widowed	7.0%	6.6%	6.0%
INCOME	2002 Est. HH Income \$200,000 or More	0.5%	1.1%	1.0%
	2002 Est. HH Income \$150,000 to 199,999	0.8%	1.6%	1.1%
	2002 Est. HH Income \$100,000 to 149,999	9.2%	14.5%	11.6%
	2002 Est. HH Income \$75,000 to 99,999	9.6%	10.5%	9.6%
	2002 Est. HH Income \$50,000 to 74,999	13.7%	12.7%	12.8%
	2002 Est. HH Income \$35,000 to 49,999	13.9%	11.1%	11.4%
	2002 Est. HH Income \$25,000 to 34,999	15.6%	13.9%	14.2%
	2002 Est. HH Income \$15,000 to 24,999	13.7%	13.0%	14.3%
	2002 Est. HH Income \$0 to 14,999	23.1%	21.6%	24.0%
	2002 Est. Average Household Income	\$ 42,340	\$ 50,231	\$ 46,738
	2002 Est. Median HH Income (Averaged)	\$ 39,929	\$ 46,676	\$ 40,969
	2002 Est. Per Capita Income	\$ 14,506	\$ 17,108	\$ 14,145
	2002 Est. Number of Businesses	98	442	959
	2002 Est. Total Number of Employees	977	5,332	12,463

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RACE	2002 Est. White Population	67.4%	70.2%	55.6%
	2002 Est. Black Population	0.6%	0.5%	0.7%
	2002 Est. Asian & Pacific Islander	3.1%	4.2%	3.6%
	2002 Est. American Indian & Alaska Native	0.9%	0.9%	1.3%
	2002 Est. Other Races Population	28.0%	24.2%	38.8%
HISPANIC	2002 Est. Hispanic Population	2,227	4,760	17,227
	2002 Est. Hispanic Population Percent	44.3%	38.6%	58.7%
	2007 Proj. Hispanic Population Percent	48.0%	42.4%	61.6%
	2000 Hispanic Population Percent	42.6%	37.1%	56.9%
EDUCATION (Adults 25 or Older)	2002 Est. Adult Population (25 Years or Older)	3,033	7,560	16,759
	2002 Est. Elementary (0 to 8)	17.1%	14.9%	24.6%
	2002 Est. Some High School (9 to 11)	16.3%	15.0%	16.1%
	2002 Est. High School Graduate (12)	10.1%	11.6%	11.4%
	2002 Est. Some College (13 to 16)	28.4%	26.1%	23.9%
	2002 Est. Associate Degree Only	6.9%	8.0%	7.9%
	2002 Est. Bachelor Degree Only	17.7%	19.2%	12.4%
	2002 Est. Graduate Degree	3.4%	5.1%	3.6%
HOUSING	2002 Est. Total Housing Units	1,761	4,327	9,199
	2002 Est. Owner Occupied Percent	60.6%	64.6%	59.5%
	2002 Est. Renter Occupied Percent	37.3%	32.6%	37.1%
	2002 Est. Vacant Housing Percent	2.1%	2.8%	3.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.1%	1.2%	1.0%
	2000 Homes Built 1995 to 1998	11.4%	10.0%	9.6%
	2000 Homes Built 1990 to 1994	11.3%	11.2%	9.5%
	2000 Homes Built 1980 to 1989	17.5%	16.2%	14.4%
	2000 Homes Built 1970 to 1979	18.4%	18.0%	16.0%
	2000 Homes Built 1960 to 1969	10.8%	11.5%	12.1%
	2000 Homes Built 1950 to 1959	12.8%	12.2%	14.6%
	2000 Homes Built Before 1949	15.7%	19.5%	22.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.3%
	2000 Home Value \$500,000 to \$999,999	-	-	0.2%
	2000 Home Value \$400,000 to \$499,999	-	0.2%	0.3%
	2000 Home Value \$300,000 to \$399,999	0.3%	3.4%	2.2%
	2000 Home Value \$200,000 to \$299,999	2.2%	8.7%	6.7%
	2000 Home Value \$150,000 to \$199,999	15.9%	21.1%	13.4%
	2000 Home Value \$100,000 to \$149,999	37.5%	34.5%	31.6%
	2000 Home Value \$50,000 to \$99,999	42.7%	30.5%	41.5%
	2000 Home Value \$25,000 to \$49,999	1.4%	1.5%	3.8%
	2000 Home Value \$0 to \$24,999	-	-	0.0%
	2000 Median Home Value	\$ 111,125	\$ 130,706	\$ 116,428
	2000 Median Rent	\$ 485	\$ 472	\$ 363

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OCCUPATION	2002 Est. Population 16+ by Occupation	1,915	4,763	10,465
	2002 Est. Executive & Managers	10.6%	11.2%	9.1%
	2002 Est. Professional & Specialty	7.4%	9.8%	9.9%
	2002 Est. Technical Support	2.1%	2.4%	2.3%
	2002 Est. Sales	8.1%	9.5%	10.9%
	2002 Est. Administrative Support	16.9%	16.9%	15.3%
	2002 Est. Private Household Service	0.1%	0.4%	0.7%
	2002 Est. Protective Service	2.8%	2.5%	1.8%
	2002 Est. Other Service	17.4%	13.6%	13.4%
	2002 Est. Farming, Forestry & Fishing	2.7%	4.2%	4.7%
	2002 Est. Precision Production & Craft	11.6%	10.6%	10.5%
	2002 Est. Machine Operator	6.8%	6.3%	7.4%
	2002 Est. Transportation & Material Moving	7.5%	7.1%	7.3%
	2002 Est. Laborers	6.0%	5.5%	6.5%
	2002 Est. Percent White Collar Workers	38.5%	43.3%	39.6%
	2002 Est. Percent Blue Collar Workers	61.5%	56.7%	60.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	82.4%	82.6%	77.3%
	2000 Drive to Work in Carpool	8.4%	8.7%	14.2%
	2000 Travel to Work by Public Transportation	0.9%	0.5%	0.2%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Bicycle to Work	0.9%	0.7%	0.7%
	2000 Walk to Work	2.8%	2.6%	2.4%
	2000 Other Means	2.2%	2.2%	2.4%
	2000 Work at Home	2.2%	2.5%	2.7%
TRAVEL TIME	2000 Travel to Work in 15 Minutes or Less	37.7%	41.0%	39.2%
	2000 Travel to Work in 15 to 29 Minutes	37.0%	34.3%	35.1%
	2000 Travel to Work in 30 to 59 Minutes	20.8%	21.1%	21.0%
	2000 Travel to Work in 60 Minutes or More	4.6%	3.6%	4.7%
	2000 Average Travel Time to Work	22.0	20.3	21.1
CONSUMER EXPENDITURE	2002 Est. Total Household Expenditure (in Millions)	\$ 66.5	\$ 180.9	\$ 364.5
	2002 Est. Apparel	\$ 3.6	\$ 9.9	\$ 20.0
	2002 Est. Contributions & Gifts	\$ 3.9	\$ 10.7	\$ 21.1
	2002 Est. Education & Reading	\$ 1.5	\$ 4.2	\$ 8.4
	2002 Est. Entertainment	\$ 3.4	\$ 9.4	\$ 18.8
	2002 Est. Food, Beverages & Tobacco	\$ 11.8	\$ 32.0	\$ 65.0
	2002 Est. Furnishings And Equipment	\$ 2.6	\$ 7.2	\$ 14.4
	2002 Est. Health Care & Insurance	\$ 4.8	\$ 13.2	\$ 26.6
	2002 Est. Household Operations & Shelter & Utilities	\$ 18.7	\$ 50.9	\$ 101.7
	2002 Est. Miscellaneous Expenses	\$ 0.7	\$ 2.0	\$ 4.1
	2002 Est. Personal Care	\$ 1.1	\$ 3.0	\$ 6.1
	2002 Est. Transportation	\$ 14.2	\$ 38.5	\$ 78.3

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